060.0	0001	0001.0	1 of 1	Industrial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	808,500 /	808,500
					USE VALUE:	808,500 /	808,500
					ASSESSED:	808,500 /	808,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON COAL & LUMBER CO	
Owner 2:		
Owner 3:		
Street 1:	41 PARK AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 13,529 Sq. Ft. of land mainly classified as Lumber with a Warehouse Building built about 1925, having primarily Conc. Block Exterior and 4000 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
313	13529.000	121,100		687,400	808,500
Total Card	0.311	121,100		687,400	808,500
Total Parcel	0.311	121,100		687,400	808,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 202.13 | /Parcel: 202.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	39504
GIS Ref	
GIS Ref	
Insp Date	06/23/18

!5224!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 060.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	313	FV	121,100	0	13,529.	676,100	797,200	797,200	Year End Roll	12/18/2019
2019	313	FV	108,000	0	13,529.	631,100	739,100	739,100	Year End Roll	1/3/2019
2018	313	FV	108,000	0	13,529.	563,500	671,500	671,500	Year End Roll	12/20/2017
2017	313	FV	108,000	0	13,529.	495,800	603,800	603,800	Year End Roll	1/3/2017
2016	313	FV	108,000	0	13,529.	371,900	479,900	479,900	Year End	1/4/2016
2015	313	FV	97,700	0	13,529.	338,100	435,800	435,800	Year End Roll	12/11/2014
2014	313	FV	97,700	0	13,529.	338,100	435,800	435,800	Year End Roll	12/16/2013
2013	313	FV	97,700	0	13,529.	338,100	435,800	435,800		12/13/2012

PRINT

Date	Time
12/10/20	20:08:31

LAST REV

Date	Time
10/09/19	15:12:09
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5224

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	9340-161		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	39504
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2008	1155	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2018	Meas/Inspect	HS	Hanne S
3/19/2009	Meas/Inspect	197	PATRIOT
6/14/2000	Meas/Inspect	197	PATRIOT
11/7/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
313	Lumber		13529		Sq. Ft.	Site		0	30.5	1.67	CA									687,420						687,400	

Total AC/HA:	0.31058	Total SF/SM:	13529	Parcel LUC:	313	Lumber	Prime NB Desc:	COMM AVG	Total:	687,420	Spl Credit		Total:	687,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	9 - Metal		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	18		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	5 - None		
Heat Type:	8 - None		
# Heat Sys:	0		
% Heated:	0	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	32.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	32	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.84736896
Adj $ / SQ:	46.775
Other Features:	-9000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	178099
Depreciation:	56992
Depreciated Total:	121107

COMMENTS

ARLINGTON COAL AND LUMBER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	HB

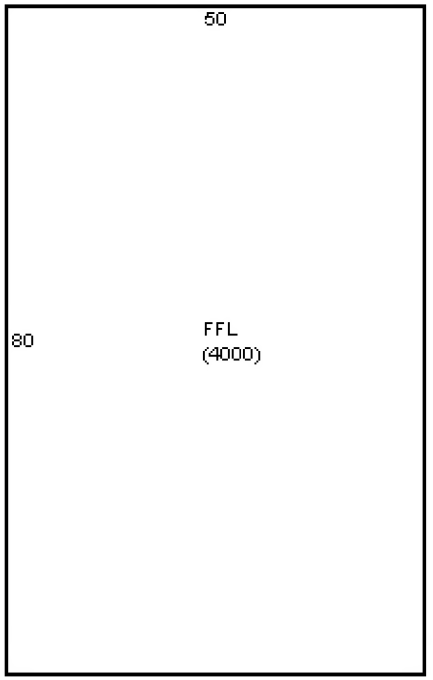
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	4,000	46.770	187,099
Net Sketched Area:		4,000	Total:	187,099
Size Ad	4000	Gross Are	4000	FinArea 4000

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	46.77
Special Features:	0	Val/Su Net:	30.28
Final Total:	121100	Val/Su SzAd	30.28

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

060.0-0001-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: